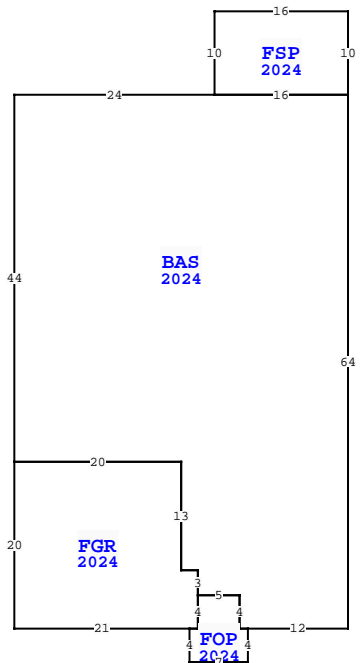




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			2	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Units			0	100	
Quality	03		Quality Level	03	
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	05	
NEIGHBORHOOD/LOC	5020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2024	2,126	236,475
FGR	414	55	2024	228	25,360
FOP	48	30	2024	14	1,557
FSP	160	40	2024	64	7,119
TOTALS	2,748			2,432	270,511

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2025								
					Heated Area: 2126						
						HX Base Yr 2025					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			270,511
TOTAL MARKET OB/XF VALUE			5,980
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			336,491
SOH/AGL Deduction			0
ASSESSED VALUE			336,491
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			285,769
TOTAL JUST VALUE			336,491
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327,969
HTD 2124/ FGR 418/ FOP 207			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07315	CO		11/09/2023
B2307315	SFR	390,161	06/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/1654	6/23/2025	SW	U	I	11	100
GRANTOR: MCCULLUM JANET LYNN &						
GRANTEE: MCCULLUM JAMES & JA						
2685/1728	11/29/2023	SW	Q	I	02	366,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MCCULLUM JANET LYNN						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVR	0	100	0	598.00	SF	10.00	10.00	100	2024	2023		100	5,980	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/03/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=70,0] W16 W24 S44 E20 S13 E2 S3 E5 S4 E1 E12 N64 \$														
FGR=[YR=2024;ORIG=30,64] N20 E20 S13 E2 S3 S4 W1 W21 \$														
FSP=[YR=2024;ORIG=70,0] W16 N10 E16 S10 \$														
FOP=[YR=2024;ORIG=58,68] N4 W1 N4 W5 S4 W1 S4 E7 \$														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD			1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							